



PROVO CITY CORPORATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Commission Agenda
July 13, 2016

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on July 13, 2016, at 5:30 p.m. in the Municipal Council Chambers of the Provo City Center, located at 351 West Center Street. The items listed below will be discussed, and anyone interested is invited to attend and provide comment. Preceding the public hearing, a briefing will be held at 4:30 p.m. in the Community Development Conference Room, located at 330 West 100 South. The briefing is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 5:30 p.m. in the Municipal Council Chambers. Planning Commission hearings can be viewed live on Channel 17 or linked from the Provo City website at <http://provo.org/city-services/channel-17>.

Study Items

ITEM 1 West Side Utilities

Public Hearings

- ITEM 1* Alan Prince, representing Monterey-Ellis LLC, requests a zoning map amendment of approximately 15.25 acres, located at approximately 965 South 1600 West, from the A1.1 Agricultural Zone (one acre minimum) to the R1.8 Single-Family Residential Zone (8,000 square feet minimum). The rezoning would facilitate the development of a 50-lot single-family subdivision. **Sunset Neighborhood**. 15-0014R, Robert Mills, 801-852-6407
- ITEM 2* P.L. Woolstenhulme FLP requests a General Plan Amendment for two lot remnants from the Public Facilities designation to the Residential designation. The property is located at approximately 4600 North Windsor Drive. **Sherwood Hills Neighborhood**. 16-0002GPA, Austin Corry, 801-852-6413
- ITEM 3* P.L. Woolstenhulme FLP requests Zone Change for two lot remnants from the Public Facilities Zone to the R1.10 Zone. The property is located at approximately 4600 North Windsor Drive. **Sherwood Hills Neighborhood**. 16-0004R, Austin Corry, 801-852-6413
- ITEM 4a* Ivory Homes requests an Ordinance Amendment to Section 14.49E.050.(6)., to allow a maximum front yard setback of 30 feet instead of 22 feet as currently required, for the Broadview Shore Development located at approximately 1300-2000 North Geneva Road in the SDP-5 Zone. **Lakeview North Neighborhood**. 16-0014OA, Brian Maxfield, 801-852-6429
- ITEM 4b Ivory Homes requests an amendment to the adopted Design Guide for the Broadview Shores Development, to reflect the allowance for a maximum front yard setback of 30 feet instead of 22 feet as currently required. **Lakeview North Neighborhood**. 15-0001ST, Brian Maxfield, 801-852-6429

- ITEM 5a* Provo City Community Development Department requests an Ordinance Amendment to Section 14.10 One-Family Residential, proposing reductions in required lot widths and setbacks in one-family residential zones. ***City-Wide Impact.*** 16-0009OA, Brian Maxfield, 801-852-6429. ***This item was continued from the June 22, 2016 Planning Commission Hearing.***
- ITEM 5b* Provo City Community Development Department requests an Ordinance Amendment to Section 14.10 One-Family Residential, proposing changes in the minimum size and required setbacks for flag lots in one-family residential zones. ***City-Wide Impact.*** 16-0010OA, Brian Maxfield, 801-852-6429. ***This item was continued from the June 22, 2016 Planning Commission Hearing.***
- ITEM 6* Provo City Community Development Department requests an Ordinance Amendment to Section 14.10 One-Family Residential and Section 15.04 Conventional and Open Space Subdivision Requirements, creating an allowance for Variable Lot Subdivisions and eliminating Open Space Subdivision allowances. ***City-Wide Impact.*** 16-0011OA, Brian Maxfield, 801-852-6429. ***This item was continued from the June 22, 2016 Planning Commission Hearing.***

Items noted on this agenda with a star (*) require a public hearing and legislative action by the Municipal Council. The Council hearing dates will be noticed 14 days prior to the Council meeting in the legal notices of the Daily Herald. Council agendas can be viewed at the Provo City Council web site on the Thursday prior to the Council meeting at <http://publicdocuments.provo.org/sirepub/meet.aspx>. For more information, call (801) 852-6120.

Items on this agenda without a star (*) are administrative and require the approval only the Planning Commission. Decisions on the unmarked items may be appealed to the Board of Adjustment by making application with the Community Development Department by 6:00 p.m. **within 14 days of the Planning Commission decision.**

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at reasonable cost in the Community Development office between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday. Agendas and staff recommendations are also generally available on the Provo City Community Development web site the week of the meeting at provo.org/planningcommission.

Provo City will make reasonable accommodations for all citizens interested in participating in this meeting. If assistance is needed to allow participation at this meeting, please call the Community Development Department at (801) 852-6400 before 12:00 p.m. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission
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Alyssa Roth, Secretary, (801) 852-6424